

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, FEBRUARY 8, 2016 AT
7:00PM, ON THE 4th FLOOR, CAFETERIA,
GOVERNMENT CENTER BLDG, 888 WASHINGTON
BLVD., STAMFORD, CT**

REVISED AGENDA – FEBRUARY 4, 2016

PUBLIC HEARING

1. **Appl. 215-37 – RICHARD W. REDNISS (22 FIRST CORP), Text change**, to Amend Article III, Section 3-A by adding a new definition #7.5 Assisted Living Facility and to Amend Section 9-AAA MX-D (Mixed Use Development District) and Section 12-D(5) parking regulations by updating language to reflect “Assisted Living Facility” requirements.
2. **Appl. 215-38 – LCB SENIOR LIVING + 1551 SUMMER STREET LLC, 1625 REALTY CORP AND 20 SECOND STREET, LLC, Map Change**, Applicant proposes to change approximately 1.01 acres in Block 228 bounded by Summer, Third and Second Streets currently zoned C-L, C-B and R-MF to MX-D.
3. **Appl. 215-39 – LCB SENIOR LIVING + 1551 SUMMER STREET LLC, 1625 REALTY CORP AND 20 SECOND STREET, LLC, General Development Plan**, Applicant proposes to construct a five-story building to accommodate 79 assisted living units and 25 memory care units for 112 occupants, amenities, landscaping, drainage, parking and site improvements on 1.01 acres at Third, Summer and Second Streets in an MX-D infill zone.

PUBLIC HEARING (continued from February 1, 2016)

1. **Appl. 215-02 – THE STRAND/BRC GROUP, LLC, Text change**, to Amend Article III, Section 9(J)(5)(b) of the SRD-S District to increase permitted non-residential floor area ratio (FAR) from 0.20 to 0.23.
2. **Appl. 215-03 – THE STRAND/BRC GROUP, LLC, Washington Blvd./Bateman Way, Amend GDP**, requesting approval to amend the General Development Plan (GDP) for Harbor Point, originally approved as Application 206-57, by: 1) removing the note on the plan stating “maintain existing boat storage operation” and adding a note to read “Block P7 Permitted Uses: Office and Retail, Public Access, Marina, Parking” and 2) deleting the language of approval Condition #7 and replacing it with “Subject to SRD regulations, any future final site plan application, for full development of the 14 acre site, shall include a marina and public access improvements which shall be subject to review and approval of the Zoning Board.” in the SRD-S district, and to seek Coastal Site Plan Review of these amendments.
3. **Appl. 215-04 – SOUTHFIELD PROPERTY, LLC, Text change**, to Amend Article III, Section 9AAAA DWD Designed Waterfront Development District standards regarding maximum building height, minimum front setback, retention of existing structures and exemption of Water Dependent Uses from the calculation of building coverage, ground coverage, public access, preservation of visual resources and landscaping.

4. **Appl. 215-05 – WATERFRONT OFFICE BUILDING, LP, Map Change**, requesting approval to amend the Zoning Map to change from CWD to DWD for approximately 8.15 acres of property known as Stamford Landing and identified as 46, 62, 68 and 78 Southfield Avenue, Block #25.
5. **Appl. 215-06 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Special Exception, General Development Plans and Coastal Site Plan Review**, requesting approval of special exceptions and General Development Plan to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone. Special Exceptions being requested for proposed uses and development of the project and to establish a DWD district and to provide residential, retail and office and a boatyard/marina use and general public access.
6. **Appl. 215-07 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Final Site and Architectural Plans & Requested Uses, Special Exception and Coastal Site Plan Review**, requesting approval of Final Site & Architectural Plans, Special Exception and Coastal Site Plan Review to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone.
7. **CSPR-978 – WATERFRONT MAGEE, LLC, 205 Magee Avenue**, to provide winter boat storage on 3.5 acres in M-G zone, temporary parking, no utilities and no equipment storage.

REGULAR MEETING

APPROVAL OF MINUTES:

Reconsideration of Minutes from January 25, 2016

Minutes for Approval: February 1, 2016

PENDING APPLICATIONS:

1. Appl. 215-37 – 22 FIRST CORP, Text Change
2. Appl. 215-38 – 1551 SUMMER STREET LLC, 1625 REALTY CORP AND 20 SECOND STREET, LLC, Map Change
3. Appl. 215-39 – 1551 SUMMER STREET LLC, 1625 REALY CORP AND 20 SECOND STREET LLC, General Development Plan
4. Appl. 215-33 – 10 RUGBY STREET, LLC, Text change
5. Appl. 215-02 – THE STRAND/BRC GROUP, LLC, Text change
6. Appl. 215-03 – THE STRAND/BRC GROUP, LLC, Washington Blvd./Bateman Way, Amend GDP
7. Appl. 215-04 – SOUTHFIELD PROPERTY, LLC, Text change
8. Appl. 215-05 – WATERFRONT OFFICE BUILDING, LP, Map Change
9. Appl. 215-06 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Special Exception, General Development Plans and Coastal Site Plan Review

10. Appl. 215-07 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Final Site and Architectural Plans & Requested Uses, Special Exception and Coastal Site Plan Review
11. CSPR-978 – WATERFRONT MAGEE, LLC

OLD BUSINESS

1. **APPL. 97-011 – Application of ALLAN J. SOCKOL, JOAN LUNDBERG, PHYLLIS COLEMAN and MICHAEL J. CACACE, TRUSTEE, 169 COLONIAL ROAD– Unit 8 , COLONIAL POINT CONDOMINIUM ASSOCIATION**
Requesting deck modification.
2. **APPL. 206-20 Application for FINAL SITE PLAN, DONSIS, LLC. 191-193 ERSKINE ROAD,** Residential Designed Development (R-D) consisting of 24 homes and amenities with access roadways, driveways, onsite septic, city water, storm water management, and open space. (*Request to approve alternate architectural style / site plan for lot 13*).
3. **APPL. 212-14 & 212-15 Applications of STAMFORD HEALTH SYSTEM, INC. & THE STAMFORD HOSPITAL** requesting 1) Modification of the General Development Plan to demolish an approximately 10,000 square foot existing building, convert a green roof to Floor Area and reconfigure parking and site improvements & 2) Approval of Site Plans/Requested Uses related to Phase II of the hospital redevelopment to include completion of the approximately 560,000 square foot Specialty Building, demolition of approximately 46,000 square feet of existing buildings and associated parking and site improvements. The property is located at 30 Shelburne Road in the HCDD zoning district (Hospital Complex Design District). (*Modification of General Development Plan/Final Site Plan*).
4. **APPL.214-39. Application for HOPE ENTERPRISES, LLC** requesting approval of Special Exception and Site and Architectural Plans and Requested Uses related to the construction of a one-story building, consisting of 2,844 square feet of retail space and 2,629 square feet of basement storage space with 28 parking spaces and associated site improvements, on a previously-developed lot.
(*Request for Time Extension*)

NEW BUSINESS